



GRANT'S
OF DERBYSHIRE

Upper Bank House Main Street, Ashbourne DE6 1JH
Asking Price £365,000

Grants of Derbyshire are delighted to offer For Sale this charming semi-detached three-bedroom cottage, nestled in the heart of this popular village of Kniveton. This home benefits from oil-fired central heating, double glazing and is extremely well presented throughout. The ground floor features a spacious dining room, a cosy living room full of character, and a well-equipped kitchen at the rear. On the first floor, there are three bright and comfortable double bedrooms, along with a generously sized family bathroom. Outside, the home benefits from off-road parking and a lovely, low-maintenance garden with side gate access. Whether you're looking for a beautiful home or a great investment, this property is an excellent opportunity. It is currently a successful holiday let and is offered with no upward chain. Viewing highly recommended. Video tour available.



Ground floor

The property is accessed via the front driveway where a path to the side leads up to the part glazed uPVC double glazed door which opens into the

Dining room 9'11" x 14'11" (3.04 x 4.56)

This dining room offers ample space for table and chairs, and lots of character from the beautiful open fireplace and tiled hearth. This room also offers plenty of light from the front aspect window.

Living room 17'3" x 12'6" (5.28 x 3.82)

This spacious living room exudes warmth and character, with its cosy log burner, creating a perfect focal point. Natural light streams in through the large bay-fronted window, enhancing the inviting atmosphere. To the rear, a convenient door opens into the

Kitchen 18'10" x 9'11" (5.75 x 3.03)

Fitted with a range of solid oak wall, base, and drawer units, complemented by a work surface that offers ample storage space. Integrated appliances include an electric hob with an extractor fan above, an electric fan-assisted oven, and a dishwasher. Space and plumbing accommodate a washing machine and freestanding fridge freezer. A charming rustic wooden door conceals a useful pantry, adding to the character of the space. The kitchen benefits from plenty of natural light from the side-aspect window and offers ample room for a dining table and chairs. A convenient rear door provides easy access to the garden.

First floor

Stairs from the dining room lead up to the first floor.

Bedroom One 10'2" x 12'2" (3.11 x 3.71)

This spacious double bedroom is filled with natural light from the front aspect window, and a walk-in airing cupboard and linen store.

Bedroom Two 10'6" x 8'2" (3.21 x 2.49)

Another double bedroom with window to the front aspect.

Bedroom Three 6'2" x 18'11" (1.89 x 5.77)

A good size double bedroom with dressing area and window overlooking the rear.

Bathroom 9'8" x 6'4" (2.97 x 1.95)

With a wood effect vinyl flooring, fully tiled and with a four piece suite comprising of a freestanding Victorian style bath, a large corner shower cubicle with mixer shower over, pedestal sink and low flush WC. There is a heated towel rail and a double glazed window to the side.

Outside/parking

To the side of the property there is off-street parking for several vehicles. A wrought iron gate leads through to the courtyard garden where there is a log store and paved seating area, all enjoying a good level of privacy.

Directional notes

From the Market Place in Wirksworth turn up West End. Continue up this steep hill, leaving

Wirksworth. At the very top of the hill, once the road has levelled out (at Godfreyhole), take a left turn onto the B5035 towards Ashbourne. Continue along this road passing Carsington Water on your left hand side until you enter the village of Kniveton where this property will be found on the right hand side.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum.

Location

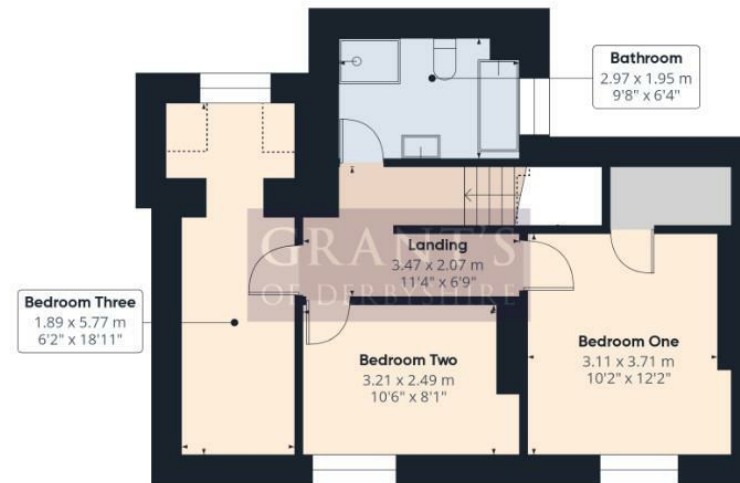
This home is located in the heart of this village of Kniveton which is on the edge of the Peak District National Park. Kniveton has two pubs, a village hall and the St Michael and All Angels Church. Local shops can be found nearby in the charming market towns of Ashbourne and Wirksworth, and the cities of Derby and Nottingham are also easily accessible. The area is renowned for its attractive landscape and provides opportunities for many leisure pursuits such as walking, horse riding, climbing, cycling, fishing, and water sports with Carsington Water only 2 miles away. Nearby road links provide access to the M1 and M6 motorways. Rail services are available at Matlock, Uttoxeter and Derby, with fast services from Derby to London St Pancras.







Floor 0



Floor 1

Approximate total area⁽¹⁾

95.5 m²
1025 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

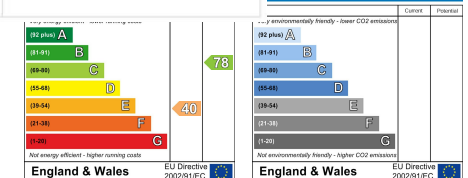
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Environmental Impact (CO₂) Rating



Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.